



THE STORY OF

11 Benstead Close

Heacham, Norfolk

SOWERBYS



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11 Benstead Close

Heacham, Norfolk
PE31 7FB

Semi-Detached Home

Kitchen/Breakfast Room

Three Bedrooms

Two Bathrooms

Downstairs WC

Manageable Garden

Off-Street Parking

No Onward Chain

A modern three bedroom home offering an impressive amount of space, located in the heart of the charming coastal village of Heacham. Within walking distance to the high street, local pubs, and the picturesque sunset beach, this property provides an ideal blend of convenience and coastal living.

Having recently benefited from new carpets throughout, and available with no onward chain, it is ready for you to move straight in. On the ground floor, a bright and airy kitchen breakfast room overlooks the rear garden, creating a perfect space for morning meals or casual dining. A convenient downstairs cloakroom and a welcoming sitting room with a bay window complete the main living areas, providing a comfortable layout.

Upstairs, the property features three well-sized bedrooms, including a main bedroom with an en-suite, offering an added level of comfort and privacy. A family bathroom serves the other bedrooms, ensuring practical and modern living.

Outside, the low-maintenance rear garden provides a peaceful spot to place a table and chairs, ideal for enjoying the fresh coastal air. Beyond the garden fence, off-street parking offers practical convenience for residents or guests.

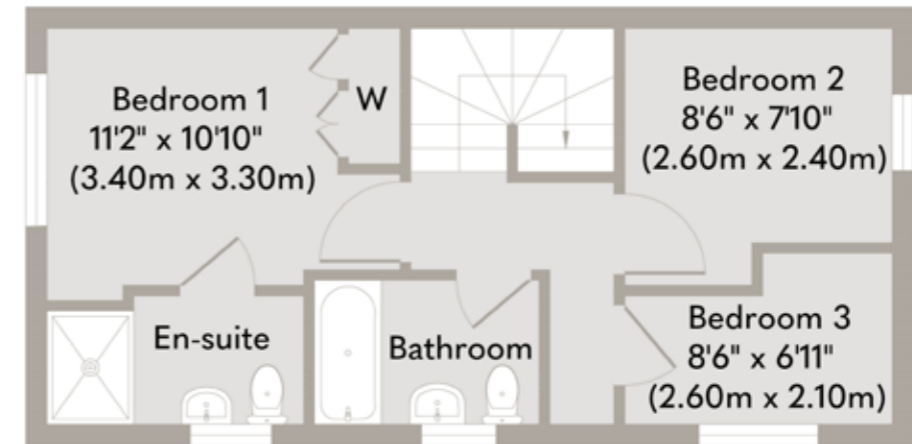
With its desirable location and spacious, move-in-ready appeal, this property is well-suited as a starter home, a comfortable downsizing option, or even as a second home with excellent long-term letting potential. Experience the charm and convenience of village life with the added benefit of coastal proximity.

SOWERBYS HUNSTANTON OFFICE

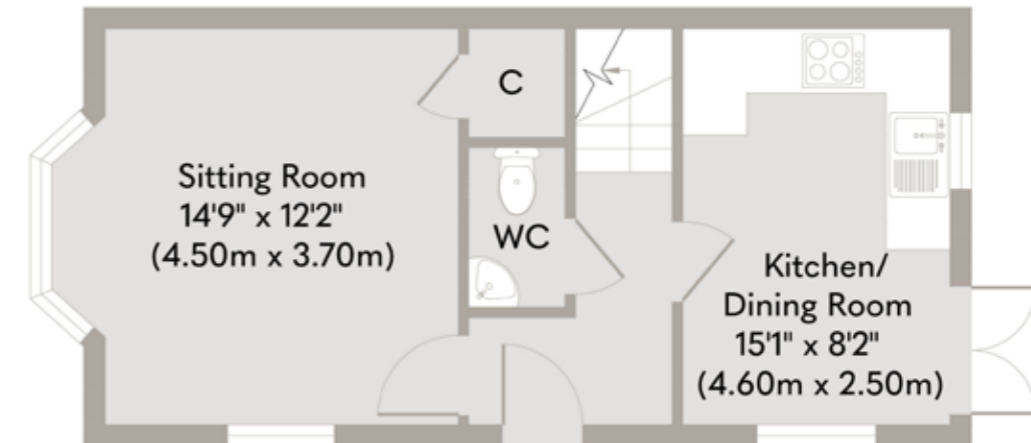
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First Floor
Approximate Floor Area
315 sq. ft
(29.23 sq. m)



Ground Floor
Approximate Floor Area
323 sq. ft
(30.03 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Heacham

A BEAUTIFUL ARRIVAL TO A LOVELY VILLAGE

Norfolk Lavender on the A149 coast road is the landmark that tells you you've arrived at Heacham. Long popular with local families, thanks to a thriving primary and junior school, the village is large and offers a diverse blend of period properties and newer additions, plus a growing number of stunning beachfront houses, many with beautiful, first floor living areas that take full advantage of their shoreline position and rolling sea views.

Along with numerous pretty carrstone period houses, the village has grown in recent years and is bordered by a new development, Butterfield Meadow, on the edge of Hunstanton to the east and Lamsey Lane to the west. It is well-serviced by two supermarkets, Tesco Express and Lidl on the A149, a Post Office, electrical store, chemist, GP surgery and gym, along with an alternative health clinic.

Spending time outside is part of everyday life here – it could be why so many of us become dog owners to enjoy a daily walk or two. Indulge your love of the great outdoors further with a bike ride or game of golf. Cyclists should pit-stop at A E Wallis, which has been selling and servicing bicycles since 1939. If golf is your game, enjoy a round at Heacham Manor, rated in Golf World's Top 100 Golf Resorts, or perfect your swing at its driving range. Alternatively, slow the pace with an easy walk to one of the village's two beaches where you will find a sandy spot to enjoy one of west Norfolk's legendary sunsets.

It's easy to see why this coastal village offers the best of both worlds and appeals so much to those looking for a much-coveted home within walking distance of the beach and amenities, but without the bustle of a busy tourist trap. Come and discover your place in the sun, too.



Note from the Vendor



Heacham beach.

“An ideal blend of convenience and coastal living.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

C. Ref:- 8200-9314-5829-5426-3883

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///modest.cement.coaster

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SOWERBYS

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 St Martins
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for the homeless

 mind
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 Cancer
Charity
— EST. NORFOLK 1983 —

 East Anglian
Air Ambulance

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